



# VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,  
PATENT & TRADEMARK ATTORNEYS.

Partners :  
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Temple Chambers  
6, Old Post Office Street  
Ground Floor  
Kolkata - 700 001

## REPORT ON TITLE

- OWNERS**
1. **THYONE HERBAL PRODUCTS PRIVATE LIMITED,**
  2. **PHOBOS AGRO MARKETING PRIVATE LIMITED,**  
both having their registered offices at  
205/2, Netaji Subhash Road,  
Police Station-Behala,  
Kolkata-700 034.
  3. **CUSSONIA HEIGHTS PRIVATE LIMITED,**  
having its registered office at  
119, Bhupen Roy Road  
Police Station-Behala  
Kolkata-700 034.
  4. **GALTONIA BUILDERS PRIVATE LIMITED,**  
having its registered office at  
65, Roypur Bande Ali Pally,  
Police Station-Regent Park,  
Kolkata-700070.
  5. **WRIDDHI REAL ESTATE LLP,**  
having its registered office at  
161/1, Mahatma Gandhi Road,  
Room No.41,  
Police Station-Jorasanko,  
Kolkata-700007.
  6. **SIDDHARTHA MUKHOPADHYAY**  
residing at 119, Bhupen Roy Road,  
Police Station-Behala,  
Kolkata-700034.

### 1. **DESCRIPTION OF THE LAND:**

**ALL THAT** the piece and parcel of land containing an area of 43 decimals be the same a little more or less situate and lying at Daulatput, J.L. No.79, Police Station-Bishnupur, R.S. and L.R. Dag No.29, R.S. Khatian No.570, L.R. Khatian Nos.4177, 4186, 4234, 4236, 3104 and 2949 within the limits of Kulerdari Gram Panchayat, District South 24 Parganas.



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**2. DOCUMENTS PERUSED:**

Photo-copies of the following:-

A. Deed of Conveyance dated the 1<sup>st</sup> day of March, 2013 made between one Kamal Naskar, Swapan Naskar, Robin Naskar, Smt. Bamini Naskar and Smt. Binarani Mondal therein jointly referred to as the Vendors of the One Part and one Siddhartha Mukherjee therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.8, Pages 1434 to 1454, Being No.1656 for the year 2013. Annexed herewith and marked with letter **"A 1"**.

B. Deed of Conveyance dated the 5<sup>th</sup> day of March, 2013 made between one Smt. Lakshmibala Naskar, Tapan Naskar, Smt. Gouri Naskar, Samir Naskar, Ranjit Naskar, Smt. Amala Naskar, Ramesh Naskar, Suman Naskar and Smt. Tapasi Mondal therein jointly referred to as the Vendors of the One Part and one Siddhartha Mukherjee therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.8, Pages 2831 to 2855, Being No.1759 for the year 2013. Annexed herewith and marked with letter **"A 2"**.

C. Deed of Conveyance dated the 7<sup>th</sup> day of May, 2013 made between one Balai Naskar and Smt. Mousumi Naskar alias Mousumi Mistry therein jointly referred to as the Vendors of the One Part and one Siddhartha Mukherjee therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.21, Pages 690 to 711, Being No.3667 for the year 2013. Annexed herewith and marked with letter **"A 3"**.

D. Deed of Conveyance dated the 28<sup>th</sup> day of October, 2013 made between one Ashok Kumar Naskar therein referred to as the Vendor of the First Part, one Wriddhi Real Estate Private Limited and therein referred to as the Purchaser of the Second Part and one Kalicharan Naskar therein referred to as the Confirming Party of the Third Part and registered at the office of the Additional District Sub-Registrar, Bishnupur, in Book No.I, CD Volume No.13, Pages 966 to 982, Being No.5471 for the year 2013. Annexed herewith and marked with letter **"A 4"**.

E. Indenture of Conveyance dated the 28<sup>th</sup> day of March, 2015 made between one Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Phobos Agro Marketing Private Limited therein



referred to as the Purchaser of the Other Part and registered at the office of the District Sub-Registrar-IV, South 24-Pargana, in Book No.I, CD Volume No.9, Pages 1423 to 1438, Being No.2556 for the year 2015. Annexed herewith and marked with letter **"A 5"**.

F. Indenture of Conveyance dated the 28<sup>th</sup> day of March, 2015 made between one Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Thyone Herbal Products Private Limited therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub-Registrar-IV, South 24-Pargana, in Book No.I, CD Volume No.9, Pages 1557 to 1572, Being No.2558 for the year 2015. Annexed herewith and marked with letter **"A 6"**.

G. Indenture of Conveyance dated the 16<sup>th</sup> day of July, 2015 made between one Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Galtonia Builders Private Limited therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub-Registrar-IV, South 24-Pargana, in Book No.I, Volume No.1604-2015, Pages 36295 to 36325, Being No.160405444 for the year 2015. Annexed herewith and marked with letter **"A 7"**.

H. Indenture of Conveyance dated the 16<sup>th</sup> day of July, 2015 made between one Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and one Cussonia Heights Private Limited therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub-Registrar-IV, South 24-Pargana, in Book No.I, Volume No.1604-2015, Pages 38033 to 38061, Being No.160405445 for the year 2015. Annexed herewith and marked with letter **"A 8"**.

I. Certificate of registration on conversion of Wriddhi Real Estate LLP on 27.03.2017 issued by the Registrar of Companies, West Bengal. Annexed herewith and marked with letter **"A 9"**.

J. The following search reports:-

a) Report dated the 29.06.2013 of the Index-II search conducted by Ms. Sujata Ghosh Advocate at the offices of i) District Registrar IV, Alipore and ii) Additional District Sub-Registrar, Bishnupur in respect of the above land from 1978 to 2013. Annexed herewith and collectively marked with letter **"B 1"**.

b) Report dated the 21.06.2014 of Index-II search conducted by the searcher Sri Swapan Nath at the offices of i) Registrar of Assurances, Kolkata, ii) District Registrar, Alipore and iii) Additional District Sub-Registrar, Bishnupur in respect of the above land from 1982 to 2014. Annexed herewith and collectively marked with letter **"B 2"**.



c) From the Index-I and Index-II searches made in respect of Thyone Herbal Products Private Limited, Cussonia Heights Private Limited, Phobos Agro Marketing Private Limited, Galtonia Builders Private Limited, Wriddhi Real Estate LLP and Siddhartha Mukhopadhyay in R.S. Dag No.29 respectively during the period of 2014 to 05.10.2018 at the office of Registrar of Assurances, Kolkata, District Registrar, Alipore and Additional District Sub-Registrar, Bishnupur. Annexed herewith and collectively marked with letter **"B 3"**.

d) Report dated 27.01.2016 of the Court Search conducted by Sri Ganesh Manna, Advocate in the Courts of the Learned 10<sup>th</sup> Civil Judge [Senior Division] at Alipore and Learned 6<sup>th</sup> Civil Judge [Junior Division] at Alipore and the Learned 2<sup>nd</sup> Civil Judge [Junior Division] at Alipore in the names of (i) Smt. Lakshmi Bala Naskar from 2004 to 2013, (ii) Balai Chandra Naskar from 2012 to 2015 and (iii) Robin Chandra Naskar from 2013 to 2015. Annexed herewith and collectively marked with letter **"C"**.

e) Report dated 10.10.2018 of the Court Search conducted by Sri Timir Das, Clerk to Mr. Biplab Behari Chaklanabish, Advocate in the Court of the Learned 10<sup>th</sup> Civil Judge [Senior Division] at Alipore and Learned 6<sup>th</sup> Civil Judge [Junior Division] at Alipore from the year 2014 to 2018. Annexed herewith and collectively marked with letter **"C-1"**.

f) Official reply received from the office of the Land Acquisition Collector, South 24-Parganas Vide Memo No.LA/info/1909/P/Alipore-12 dated 13.12.2016 Annexed herewith and marked with letter **"D"**.

g) Certified copies of the Land Reforms Record of Rights (ROR) obtained from the office of the Block Land & Land Reforms Officer Bishnupur-I at Bhasa South 24-Parganas. Annexed herewith and marked with letter **"E"**.

h) Conversion Certificates issued by the Block Land & Land Reforms Officer Bishnupur-I at Bhasa South 24-Parganas vide Memo Nos. S-2/618/13 dated 29.09.2014 S-2/411/13 dated 22.06.2015, S-2/410/13 dated 22.06.2015, S-2/13 dated 8.05.2015, S-2/854/13 and S-2/841/13 22.6.2015 both dated 8.5.2015. Annexed herewith and collectively marked with letter **"F"**.

i) Official reply received from the office of the Kolkata Metropolitan Development Authority (KMDA) vide Memo No.648/KMDA/Estt./LAM-792 (Pt.) dated 11.02.2015. Annexed herewith and marked with letter **"G"**.



j) Official reply received from the office of the Competent Authority under Urban Land (Ceiling & Regulation) Act 1976 vide Memo No. 1/6/8/ULC dated 7.9.2015. Annexed herewith and marked with letter "H".

### **3. SCOPE LIMITATION:**

The scope of our report is limited by the following general parameters:

We have assumed that the copies of the documents and papers, and original reports and letters provided to us:

- a) are genuine documents, papers, reports and letters;
- b) bear the genuine signatures, dates, stamps, seals and other markings;
- c) in connection with any particular issue are the only documents available with the Owners relating to such issue;
- d) have not been superseded by any other document not made available to us for whatever reason;
- e) are true, correct and authentic and the authenticity of all copies of documents/information provided to us and the conformity of such copies or extracts submitted to us with that of the original documents.

We have not carried out any searches ourselves or under our supervision and relied upon the above reports submitted to us by the client and this Report is being prepared solely based on those.

To the extent possible, we have relied upon documents and records provided by the representative of the Owners abovenamed and this Report is being prepared solely based on those. Valuation and physical verification of the land are not part of our scope of work as such no physical verification of the said land has been made by us.

We have taken due care for preparation of this report, however, it, shall not be responsible, or in any way held liable, in the event of any loss and/or damage suffered by any person on account of any statement in this report made relying upon any representation(s) made by the Client or otherwise;



The decision of proceeding with or consummating any transaction on the basis of this report lies solely with the Client and our findings documented in this Report shall not, in any way, constitute a recommendation as to whether the Client or any other person should (or should not) consummate any transaction.

This report is addressed to and is solely for the benefit of the Client and no other person shall, except with our consent, rely on this report or any part thereof. We shall not be liable in any manner if a third party relies on this Report with or without our consent.

**4. DEVOLUTION OF TITLE:**

**WHEREAS:**

A. One Khagendra Nath Naskar was absolutely seized and possessed and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of land measuring an area of 58 Decimals be the same a little more or less situate lying at Mouza Daulatpur, J.L. No.79, Police Station-Bishnupur, Touzi No.1299, 1774 and 1775, R.S. No.341, R.S. Khatian No.570, R.S. Dag No.29, in the District of South 24-Parganas, under Kulerdari Gram Panchayat (hereinafter referred to as the **said entire land**).

B. The said Khagendra Nath Naskar who during his lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate leaving him surviving his widow Smt. Garabini Naskar, his six sons namely Balai Naskar, Subal Naskar, Shyamal Naskar, Kamal Naskar, Swapan Naskar and Robin Naskar and three daughters namely Smt. Kamini Naskar, Smt. Bamini Naskar and Smt. Binarani Naskar and the widow namely Smt. Lakshmibala Naskar and son namely Tapan Naskar of his predeceased son Kanai Naskar as his heirs, heiresses and legal representatives who upon his death jointly inherited the **said entire land** in their respective proportionate share.

C. The said Smt. Kamini Naskar who during her lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate leaving her surviving her only son Ashok Kumar Naskar as her heir and legal representative who upon her death inherited All That her undivided 1/11<sup>th</sup> part or share in the **said entire land** containing an area of 5.27 decimals be the same a little more or less out of the **said entire land**.



D. The said Ashok Kumar Naskar recorded his name in the records of the Block Land and Land Reforms Officer, Bishnupur-I at Bhasa and obtained Land Reforms Khatian No. being L.R. Khatian No.98.

E. The said Smt. Garabini Naskar recorded her name in the records of the Block Land and Land Reforms Officer, Bishnupur-I at Bhasa and obtained Land Reforms Khatian No. being L.R. Khatian No.547.

F. By a Deed of Conveyance dated the 26<sup>th</sup> day of November, 1997 made between the said Subal Naskar, Kamal Naskar and Smt. Bamnirani Naskar therein jointly referred to as the Vendors of the One Part and one Ashutosh Mukhopadhyay therein referred to as the Purchaser of the Other Part and registered at the office of the Additional District Sub-Registrar, Bishnupur, in Book No.I, Being No.3699 for the year 1997 the Vendors jointly therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That their respective undivided part or share in the **said entire land** containing an area of 15.81 decimals be the same a little more or less.

G. By another Deed of Conveyance dated the 24<sup>th</sup> day of June, 1999 made between the said Swapan Naskar therein referred to as the Vendor of the One Part and the said Ashutosh Mukhopadhyay therein referred to as the Purchaser of the Other Part and registered at the office of the Additional District Sub-Registrar, Bishnupur, in Book No.I, Volume No.24, Pages 163 to 172, Being No.2169 for the year 1999 the Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That his undivided part or share in the **said entire land** containing an area of 5.27 decimals be the same a little more or less.

H. The said Shyamal Naskar who during his lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate on 14<sup>th</sup> August, 1999 leaving him surviving his widow Smt. Amala Naskar, his two sons namely Ramesh Naskar and Suman Naskar and only daughter Smt. Tapasi Naskar alias Mondal as his heirs, heiresses and legal representatives who upon his death jointly inherited All That his undivided 1/11<sup>th</sup> part or share in the **said entire land**.

I. The said Subal Naskar who during his lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate on 5<sup>th</sup> January, 2001 leaving him surviving his widow Smt. Gouri Naskar, his two sons namely Samit Naskar and Ranjit Naskar and only daughter Smt. Mousumi Naskar alias Mistry as his heirs, heiresses and legal representatives.



J. The said Smt. Garabini Naskar who during her lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate on 14<sup>th</sup> July, 2002 leaving her surviving her five sons namely Balai Naskar, Shyamal Naskar, Kamal Naskar, Swapan Naskar and Robin Naskar and three daughters namely Smt. Kamini Naskar, Smt. Bamini Naskar and Smt. Binarani Naskar and the widow namely Smt. Lakshbala Naskar and son namely Tapan Naskar of his predeceased son Kanai Naskar and the heirs and heiresses of Subal Naskar namely, Smt. Gouri Naskar, Samit Naskar and Ranjit Naskar and Smt Mousumi Naskar as her heirs, heiresses and legal representatives who upon her death jointly inherited All That her undivided 1/11<sup>th</sup> part or share in the **said entire land** in their respective proportionate share.

K. By another Deed of Conveyance dated the 20<sup>th</sup> day of September, 2006 made between the said Balai Naskar therein referred to as the Vendor of the One Part and the said Ashutosh Mukhopadhyay therein referred to as the Purchaser of the Other Part and registered at the office of the Additional District Sub-Registrar, Bishnupur, in Book No.I, CD Volume No.12, Pages 3760 to 3776, Being No.4144 for the year 2012 the Vendors jointly therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That his undivided part or share in the **said entire land** containing an area of 5.27 decimals be the same a little more or less.

L. By another Deed of Conveyance dated the 1<sup>st</sup> day of March, 2013 made between the said Smt. Binarani Mondal therein referred to as the Vendor of the One Part and the said Ashutosh Mukhopadhyay therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.8, Pages 1403 to 1418, Being No.1655 for the year 2013 the Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That her undivided part or share in the **said entire land** containing an area of 5 decimals be the same a little more or less.

M. Thus the said Ashutosh Mukhopadhyay became seized and possessed of the and/or other wise well and sufficiently entitled to All That the piece and parcel of land containing an area of 31.35 decimals out of the **said entire land**.

N. The said Ashutosh Mukhopadhyay recorded his name in the records of the Block Land and Land Reforms Officer, Bishnupur and obtained Land Reforms Khatian No. being L.R. Khatian No.2903.





O. By another Deed of Conveyance dated the 1<sup>st</sup> day of March, 2013 made between the said Kamal Naskar, Swapan Naskar, Robin Naskar, Smt. Bamini Naskar and Smt. Binarani Naskar therein jointly referred to as the Vendors of the One Part and one Siddhartha Mukherjee therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.8, Pages 1434 to 1454, Being No.1656 for the year 2013 the Vendors jointly therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 3 decimals be the same a little more or less out of the **said entire land**.

P. By another Deed of Conveyance dated the 5<sup>th</sup> day of March, 2013 made between the said Smt. Lakshmibala Naskar, Tapan Naskar, Smt. Gouri Naskar, Samir Naskar, Ranjit Naskar, Smt. Amala Naskar, Ramesh Naskar, Suman Naskar and Smt. Tapasi Naskar alias Mondal therein jointly referred to as the Vendors of the One Part and the said Siddhartha Mukherjee therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.8, Pages 2831 to 2855, Being No.1759 for the year 2013 the Vendors jointly therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 1 cottah be the same a little more or less out of the **said entire land**.

Q. By another Deed of Conveyance dated the 7<sup>th</sup> day of May, 2013 made between the said Balai Naskar and Smt. Mousumi Naskar alias Mousumi Mistry therein jointly referred to as the Vendors of the One Part and the said Siddhartha Mukherjee therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.21, Pages 690 to 711, Being No.3667 for the year 2013 the Vendors jointly therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 65.34 sq.ft. be the same a little more or less out of the **said entire land**.

R. By another Deed of Conveyance dated the 28<sup>th</sup> day of October, 2013 made between the said Ashok Kumar Naskar therein referred to as the Vendor of the First Part, one Wriddhi Real Estate Private Limited and therein referred to as the Purchaser of the Second Part and the said Kalicharan Naskar therein referred to as the Confirming Party of the Third Part and registered at the office of the Additional District Sub-Registrar, Bishnupur, in Book No.I, CD Volume No.13, Pages 966 to 982,



Being No.5471 for the year 2013 the Vendor therein with the consent and concurrence of the Confirming Party therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 5.87 decimals (5.27 decimals inherited from his mother Smt. Kamini Naskar and 0.60 decimals inherited from his grant-mother Smt. Garabini Naskar) be the same a little more or less out of the **said entire land**.

S. By four several Indentures of Conveyance the said Asutosh Mukhopadhyay for the valuable consideration granted, transferred, conveyed, assigned and assured All that the piece and parcel of land containing an area of 31.35 decimals be the same a little more or less which he acquired by way of purchase through several Indentures of Conveyance unto and in favour of the purchasers described and mentioned hereunder.

Date	Names of the Purchasers	Registration Details	Area Transferred
28.03.2015	Phobos Agro Marketing Private Limited	registered at the office of the District Sub-Registrar-IV, South 24-Pargana, in Book No.I, CD Volume No.9, Pages 1423 to 1438, Being No.2556 for the year 2015	10 decimals
28.03.2015	Thyone Herbal Products Private Limited	registered at the office of the District Sub-Registrar-IV, South 24-Pargana, in Book No.I, CD Volume No.9, Pages 1557 to 1572, Being No.2558 for the year 2015	10 decimals
16.06.2015	Galtonia Builders Private Limited	registered at the office of the District Sub-Registrar-IV,	2 decimals



		South 24-Pargana, in Book No.I, Volume No.1604-2015, Pages 36295 to 36325, Being No.160405444 for the year 2015	
16.07.2015	Cussonia Heights Private Limited	registered at the office of the District Sub-Registrar-IV, South 24-Pargana, in Book No.I, Volume No.1604-2015, Pages 38033 to 38061, Being No.160405445 for the year 2015	10 decimals
		TOTAL:	32 decimals

T. Thus the said Siddhartha Mukhopadhyay, Thyone Herbal Products Private Limited, Cussonia Heights Private Limited, Phobos Agro Marketing Private Limited, Galtonia Builders Private Limited and Wriddhi Real Estate Private Limited jointly became seized and possessed of and or otherwise well and sufficiently entitled to All that the piece and parcel of land containing an area of 43 decimals out of the **said entire land** (hereinafter referred to as the **said land**).

U. The said Siddhartha Mukhopadhyay, Thyone Herbal Products Private Limited, Cussonia Heights Private Limited, Phobos Agro Marketing Private Limited, Galtonia Builders Private Limited and Wriddhi Real Estate Private Limited duly recorded their respective names in the office of the Block Land and Land Reforms Officer, Bishnupur, South 24-Parganas against the aforesaid dag number and duly obtained their Land Reforms Khatian Nos. being L.R. Khatian Nos.2949, 4177, 4234, 4186, 4236 and 3104 respectively.

V. The said Wriddhi Real Estate Private Limited has since been converted into a limited liability partnership, namely the Owner No.5 herein, and a certificate of incorporation dated 27.03.2017 has been issued by the Registrar of Companies, West Bengal.

#### **6. RESULT OF THE SEARCHES:**

On perusal of the reports as aforesaid we find that the result of the aforesaid searches are as follows:



**a) Registration Offices:**

From the Index-II searches made in respect of R.S. Dag No.29 during the aforementioned period at the office of Registrar of Assurances, Kolkata, it transpires that the concerned Pages for the years 1982, 1987, 1992, 1993, 1994 and 2000 are torn and/or partly torn and Volumes are transferred therefore not available for inspection for the years 1984, 1985 and 1986, and Books are not available for the years 1997 and 1999. From the available records it transpires that there is no adverse entry against the **said land** during the aforementioned period.

From the Index-II searches made in respect of R.S. Dag No.29, during the aforementioned period at the office of Distract Registrar, Alipore, it transpires that the concerned Pages for the years 1988, 1991, 1994, 1999, 2000 and 2001 are torn and/or partly torn and the volumes for the years 1982, 1983, 1984, 1985 1986 and 1987 are not available for inspection. From the available records it transpires that there is no adverse entry against the **said land** during the aforementioned period.

From the Index-II searches made in respect of R.S. Dag No.29, during the aforementioned period at the office of the Additional Sub-Registrar, Bishnupur, it transpires that the concerned Pages for the year 1989 is torn and/or partly torn, Volumes are transferred therefore not available for inspection for the years 1983, 1984 and 1999 and Books are not available for the year 1991. From the available records it transpires that there is no adverse entry against the **said land** during the aforementioned period.

From the Index-I and Index-II searches made in respect of Thyone Herbal Products Private Limited, Cussonia Heights Private Limited, Phobos Agro Marketing Private Limited, Galtonia Builders Private Limited, Wriddhi Real Estate LLP and Siddhartha Mukherjee, in R.S. Dag No.29 respectively during the period of 2014 to 05.10.2018 at the office of Registrar of Assurances, Kolkata, District Registrar, Alipore and Additional District Sub-Registrar, Bishnupur, it transpires that there is no adverse entry against the **said owners and in respect of the said land** during the aforementioned period.

**b) Courts:**

From the searches made in the respective Courts both (Senior and Junior Divisions). It appears that no money suit, title suit, money execution case, title execution case has been filed against the names of the Smt. Lakshmi Bala Naskar, Balai Chandra Naskar and Rabin Chandra Naskar in the aforesaid Courts touching the **said Land**.



From the searches made in the respective Courts both (Senior and Junior Divisions). It appears that no money suit, title suit, money execution case, title execution case has been filed against the names of the said Thyone Herbal Products Private Limited, Cussonia Heights Private Limited, Phobos Agro Marketing Private Limited, Galtonia Builders Private Limited, Wriddhi Real Estate LLP and Siddhartha Mukherjee, in the aforesaid Courts touching the **said Land**.

**c] Land Acquisition Collector, South 24-Parganas:**

From the searches made in the office of the Land Acquisition Collector, South 24-Parganas, it transpires that presently, the **said land** is not affected by any acquisition or requisition proceedings.

**d] Block Land & Land Reforms Officer, Bishnupur-I at Bhasa South 24-Parganas:**

From the searches made at the office of the B.L. & L.R.O., Bishnupur-I, it transpires that the recorded owners in respect of the abovementioned dag No. are Siddhartha Mukhopadhyay (5 decimal), L.R. Khatian No.2949, Thyone Herbal Products Private Limited (10 decimals), L.R. Khatian No.4177, Cussonia Heights Private Limited (10 decimals), L.R. Khatian No.4234, Phobos Agro Marketing Private Limited (10 decimals) L.R. Khatian No.4186, Galtonia Builders Private Limited (2 decimals) L.R. Khatian No.4236, Wriddhi Real Estate LLP (6 decimals) L.R. Khatian No.4661, and the **said land** has been classified as "Sali".

It is also evident from the Conversion Certificate obtained from the office of the Block Land and Land Reforms Officer Bishnupur-I, at Bhasa, South 24-Parganas that the **said land** has been converted from "Sali" to "Bastu".

**e] Kolkata Metropolitan Development Authority:**

From the searches made in the office of the Kolkata Metropolitan Development Authority, it transpires that presently, the **said land** is not acquired for any KMDA project.

**f] Urban Land (Ceiling & Regulations) Act, 1976:**

From the searches made at the office of the Sub Division Officer and Competent Authority, under Urban Land (Ceiling & Regulations) Act 1976, it transpires that the **said land** is not vested.



**6. CERTIFICATION:**

On perusal of the aforesaid Reports and documents furnished by the client and based on the official reports obtained by the client from the offices and departments concerned, we are of the view that the title of the **said land** appears to be marketable and the Owners have marketable title to the same.

Dated this 15<sup>th</sup> day of November, 2018.

**For VICTOR MOSES & CO.,  
SOLICITORS & ADVOCATES**

  
**(D.N. MITTRA)  
PARTNER**

